HandyDad KC | Professional Home Repair & Handyman Services
handydadkc@gmail.com | HandyDadHomeServices.com | Text 816-237-0516

Inspection Repair Estimate

SAMPLE: representative report, no client or property details

Sample property: single-family home, Johnson County, KS. Source: home inspection report, 39 findings. Prepared from the inspection report and its photos, without a site visit.

Negotiation snapshot

Priority	Findings	Priced estimate	Need walkthrough
Water	10	$2,365	2
Safety	12	$3,040	2
Function	7	$1,360	0
Maintenance and cosmetic	6	$535	2
Total priced repairs	**35**	**$7,300**	**6**

Repair-request focus: Water + Safety = $5,405 before walkthrough items. These are the findings buyers usually ask a seller to fix or credit.

Specialist items (not priced here, get separate quotes): 3. Information only: 1. All 39 report findings are accounted for below.

How to use this

- Water and Safety items are the strongest basis for a repair request or closing credit.
- Function items are usually raised as one group credit rather than line by line.
- Maintenance and cosmetic items are normally the buyer's to-do list after closing.
- "Quote after walkthrough" items need measurements or a look behind a finish before any number is honest.

Water: $2,365 plus 2 walkthrough items

Anything letting water into the house. These get worse and more expensive the longer they wait.

Report #	Finding	Recommended repair	Estimate
2.6.1	Gutter leaking at joints/seams	Reseal joints. $260 covers up to 5 joints, $50 each additional; count confirmed on site	$260
2.6.2	Gutters older and rusting	Measure on site, then quote repair vs. replacement	Quote after walkthrough
3.8.1	Hose bibb dripping (front)	Replace the hose faucet	$190
3.8.2	Hose bibb loose at wall	Re-secure and seal the hose faucet	$85
4.3.3	Gap at rear fixed glass door	Adjust and reseal the gap	$270
7.1.1	Deck-to-house flashing missing	Install ledger flashing; scope confirmed on site	Quote after walkthrough
8.4.1	Bath fans vent into the attic	Reroute fan exhaust to the exterior	$510
10.4.4	Shower drain disconnected (lower level)	Reconnect the drain and check for damage	$360
12.2.1	Wet bar sink drain leaking	Repair the drain	$180
19.6.1	Sump pit has no pump	Install a sump pump	$510

Safety: $3,040 plus 2 walkthrough items

Falls, fire and electrical. These are the items most buyers expect a seller to address.

Report #	Finding	Recommended repair	Estimate
3.3.1	Ground settled under front sidewalk	Fill the settled void (trip hazard)	$520
3.9.1	Exterior stair handrail not graspable	Install a graspable handrail	$395

Report #	Finding	Recommended repair	Estimate
5.4.1	Old supply duct open in garage (fume path)	Cap the duct	$175
5.5.1	Extension cord powering garage door opener	Install a ceiling receptacle; depends on available power	Quote after walkthrough
7.2.2	Rot in deck railing	Replace rotten railing wood; measured on site	Quote after walkthrough
8.5.1	Open wire splice in attic	Enclose the splice in a junction box	$170
9.3.1	Old smoke detectors (lower level)	Replace detectors, $75 each installed	$300 (assumes 4)
9.11.3	Open basement stairway without railing	Add railing with proper spindle spacing	$775
12.13.1	No GFCI protection at kitchen and wet bar	Add GFCI protection	$220
12.13.3	Exposed wiring in cabinet under cooktop	Protect the wiring	$175
17.5.1	Teflon tape on gas fittings	Redo fittings with gas-rated sealant	$160
19.5.1	No GFCI in unfinished basement	Add GFCI protection	$150

Function: $1,360

Things that do not work right. Usually reasonable to raise as a group, not one by one.

Report #	Finding	Recommended repair	Estimate
9.6.2	Window screens missing (3)	Fit screens	$255
9.7.1	Doors rub or stick	Adjust doors	$235
9.7.3	Broken closet door guide	Replace the guide	$95
10.2.1	Sink stopper does not hold water	Adjust or replace the stopper	$95
10.4.2	Tub/shower diverter defective	Replace the diverter	$220
12.2.2	Kitchen hand sprayer defective	Replace the sprayer	$115
12.11.1	Kitchen ceiling lights dim or not working	Diagnose and repair lights or switch	$345

Maintenance and cosmetic: $535 plus 2 walkthrough items

Normal upkeep. Most agents treat these as the buyer's to-do list, not repair-request items.

Report #	Finding	Recommended repair	Estimate
7.1.3	Weathered or split deck boards	Replace boards; count confirmed on site	Quote after walkthrough
8.2.1	Attic insulation below modern levels	Top off insulation; area measured on site	Quote after walkthrough
10.6.2	Dusty fan cover	Clean the cover	$40
10.9.1	Cracked tile in primary bath	Replace the tile (match best effort)	$260
12.3.1	Dishwasher dirty	Clean interior, filter, seals and arms	$85
15.1.1	A/C condenser coil dirty	Clean the coil	$150

Specialist trades (get separate quotes)

Report #	Finding	Who handles it
11.1.1	Creosote buildup in fireplace	Chimney sweep (HandyDad can arrange)
15.1.2	A/C not cooling	HVAC contractor; refrigerant work needs EPA certification
19.1.2	Foundation wall crack	Foundation specialist: epoxy injection (HandyDad can arrange)

Information only (no repair)

Report #	Finding	Note
19.1.1	Run a dehumidifier April to September	No repair needed

Assumptions and notes

- Smoke detectors: priced at $75 each installed for 4 units (replacements plus additions); final count confirmed on site.
- Gutter joints: $260 covers up to 5 joints, $50 each additional.
- Pricing assumes the work is bundled into planned visits. A single standalone visit carries a $175 minimum.

Terms if HandyDad performs the work

- Labor $150/hr basis; materials billed at cost plus applicable markup.
- 1-year workmanship warranty on labor. Defective parts replaced at no additional labor cost.
- 50% deposit before start; balance due on completion.
- Hidden damage found after opening walls, ceilings or roofing is excluded from these figures and handled by written change order at hourly rate plus materials, approved before work proceeds.
- Texture and tile matching are best effort; exact dye lots are not guaranteed.

Important

This estimate was prepared from the inspection report and its photos without a site visit. It is a planning figure for negotiation, not a bid, a guarantee of final price, or a home inspection. Final pricing is confirmed after a walkthrough.

Aaron | HandyDad KC

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